

Approximate total area<sup>(1)</sup>  
1203 ft<sup>2</sup>  
111.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

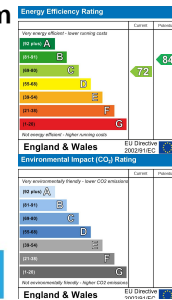


## 4 Dol Helyg, Pembrey, Burry Port, Carmarthenshire, SA16 0EH

- Traditional, Detached Property
- Lounge, Dining Room & Conservatory
- Driveway & Garage
- Immaculately Presented Throughout
- EPC RATING C. COUNCIL TAX BAND D.
- Four Bedrooms
- Cloakroom, Bathroom & En-suite Shower Room
- Rear Enclosed South-facing Garden
- Quiet Cul-de-sac In Prime Village Location

£300,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London







Situated in a well-established, sought-after residential estate in the charming village of Pembrey, we here at West Wales Properties are pleased to open the doors for viewings on this immaculately presented, four-bedroom detached property. Located in Dol Helyg, a quiet cul-de-sac just off the main estate, this property offers a driveway, a spacious conservatory and a big bonus, a south-facing rear enclosed garden. Call today on 01554 759655 to arrange you're appointment today. EPC RATING C. COUNCIL TAX BAND D.

Accommodation comprises: porch, hallway, cloakroom, lounge, conservatory, kitchen, dining room, landing, bathroom, and four bedrooms, including a main bedroom with an en-suite shower room. Externally, an open-fronted aspect with a driveway and garage, secure pedestrian gated access to the rear garden. To the rear, a pleasant, south-facing garden is laid mainly to patio.

Pembrey is a village in Carmarthenshire, situated between Burry Port and Kidwelly, overlooking Carmarthen Bay. Pembrey's main attraction is Pembrey Country Park and Cefn Sidan Beach which has eight miles of golden sandy beach, attractions also include Ski Pembrey, an artificial ski centre and toboggan ride, picnic areas, horse-riding, and in addition to this Pembrey also hosts traditional links golf course, Pembrey Old Harbour, the Pembrey Circuit - the National Motorsport Centre of Wales, a working airfield and flying club at Pembrey Airport, and St. Illtyds Church. The Camarthenshire Land Sailing Club is allowed to use the beach for wind traction activities, including Land sailing, kite buggying and Kite landboarding.



## ..AGENTS VIEWING NOTES

### PORCH

### HALLWAY

### CLOAKROOM

### KITCHEN

### DINING ROOM

### LOUNGE

### CONSERVATORY

### LANDING

### BATHROOM

### BEDROOM 1

### EN-SUITE SHOWER ROOM

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4



## DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow until you pass CK's supermarket on your right driving through Burry Port. Drive onward in to the village of Pembrey, take the first turning off on your left, signposted "Maes Y Capel". Follow the estate round and as it bears round to your right take the turning off on your left, signposted "Dol Helyg". The property is on your left, number 4.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.